

# CITY OF MOUNTAIN VIEW

Draft Consolidated Plan Annual Performance and  
Evaluation Report (CAPER)  
Fiscal Year 2008



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**Fiscal Year 2008**

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**CITY OF MOUNTAIN VIEW**  
**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**  
**(CAPER)**  
**FISCAL YEAR 2008**

**EXECUTIVE SUMMARY**

The City of Mountain View is the recipient of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) from the United States Department of Housing and Urban Development (HUD). HUD annually provides these funds to the City to use for social programs, affordable housing developments, and community projects benefiting low income persons and areas.

As a recipient of these funds, the City is required to prepare a five-year strategic plan called a Consolidated Plan. The Consolidated Plan identifies housing and community needs of low income persons and areas within the City, prioritizes these needs, identifies resources to address needs, and establishes annual goals and objectives to meet the needs. On an annual basis, the City prepares a strategic plan prior to the start of the fiscal year called an Action Plan. The Action Plan lists specific steps that City will take steps in the coming fiscal year toward meeting the Consolidated Plan priorities. After the end of the fiscal year, the City prepares a **Consolidated Plan Annual Performance and Evaluation Report (CAPER)** that documents the City's overall progress in carrying out priority projects identified in the Consolidated Plan and Action Plan.

This City of Mountain View 2008 CAPER will cover Fiscal Year 2008-09 (July 1, 2008 - June 30, 2009) and has been prepared to meet HUD's requirements for annual performance evaluation. The CAPER includes the City's low income housing and community development activities performed during the 2008-09 fiscal year, the amount of funds allocated to those activities and the number of low income households who were assisted. The CAPER also incorporates a summary of public comments received by the City during a 24-day comment period held from September 4, 2009 through September 28, 2009, along with reports generated by HUD's Integrated Disbursement and Information System (IDIS). These HUD reports reflect specific information that has been entered into the national database and summarize the City's 2008-09 accomplishments.

The City of Mountain View received from HUD \$676,989 in new CDBG funds and \$419,657 in new HOME funds. The City also had available \$248,405 in unbudgeted/reprogrammed CDBG and HOME funds from prior fiscal years and \$317,995 in 2007-08 program income that it allocated for Fiscal Year 2008-09 housing, homeless and community development activities.

The City's major accomplishments for the 2008 Fiscal Year are listed as follows:

The City continued progress on the Downtown Family Rental Project. The City obtained some regulatory clearances for the site and hosted a series of informational meetings in the surrounding neighborhoods. Selection of a consultant to conduct State and Federal CEQA and NEPA environmental reviews is underway. Construction is anticipated to commence in 2011, and the units are expected to be completed by December 2013.

- Completed minor repair and maintenance work for 54 low income households, of which 9 households received accessibility modifications.
- Completion of the construction of 104 new affordable apartments for very low income seniors and persons with disabilities, at the existing Central Park Apartments site. The units were completed in November 2008.
- Assisted in the transfer of a local youth shelter among non-profit agencies in order to ensure that the use was continued. The Bill Wilson Center acquired the youth shelter from EHC Lifebuilders Inc. in January 2009.
- Completed the framework for a pilot City employee home ownership program with the possibility of expansion to benefit lower income first time homebuyers in Mountain View. The City will determine the feasibility of expanding the program in 2012.
- Collaborated with other Santa Clara County jurisdictions to jointly fund a non-profit agency's acquisition of a regional domestic violence shelter. The facility will serve approximately 16 clients per year once the renovation is completed.
- Continued funding and support for emergency shelter and assistance programs that served over 4,200 homeless or households at risk of becoming homeless.
- Over 2,200 low income residents accessed affordable healthcare services from the MayView Health Center.

- Approximately 800 low-income seniors were provided case management, food, free legal services and other assistance as needed in order to continue living independently and on their limited incomes.
- Through Project Sentinel, a local non-profit fair housing organization, the City hosted and/or performed a variety of fair housing educational and outreach activities, including a fair housing symposium for property owners, renters, managers, attorneys, and program administrators, where over 200 people were in attendance. Additionally, 22 fair housing cases were investigated.
- 1 Mortgage Credit Certificate was issued to a low income homebuyer in Mountain View.

**CITY OF MOUNTAIN VIEW  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
(CAPER)  
FISCAL YEAR 2008**

The City of Mountain View's 2008 Consolidated Annual Performance and Evaluation Report (CAPER) describes the City's low income housing and community development activities carried out during Fiscal Year 2008-09 (July 1, 2008 – June 30, 2009), the funds made available and the number of low income households who were assisted. The CAPER also evaluates the City's overall progress in carrying out priority projects identified in the Five Year Strategic Plan (Consolidated Plan) and the Annual Action Plan\*.

**I. RESOURCES**

The City of Mountain View received from HUD \$676,989 in new CDBG funds and \$419,657 in new HOME funds. Additionally, the City received \$317,995 in 2008-09 CDBG program income. Non-allocated or unused CDBG and HOME funds totaled \$248,405 that were reprogrammed and used for activities detailed in the City's Fiscal Year 2008 Action Plan.

The Fiscal Year 2008-09 funds were disbursed as stated in the table below:

**CDBG/HOME Budget Disbursements**

	<b>CDBG</b>	<b>HOME</b>
Program Administration	\$135,398	\$41,966
Public Services	\$149,225	\$0
CHDO Reserve	N/A	\$0: No 2008-09 CHDO-Sponsored Projects
Capital Projects/Housing	\$955,913	\$317,555
<b>Total of Disbursed Funds</b>	<b>\$1,024,536</b>	<b>\$422,470</b>

## **II. PERFORMANCE MEASUREMENT SYSTEM**

Fiscal Year 2008-09 is the fourth report year under the City's 2005-2010 Consolidated Plan. Fiscal Year 2008-09 was also the fourth year that the City implemented the new HUD performance measurement system. This new system helps to quantify and measure program outcomes in order to determine how well programs and activities are meeting established Consolidated Plan goals and objectives.

Attached Table 1, FY 2008-09 Objectives and Outcomes, provides a summary of the Fiscal Year 2008-09 objectives and accomplishments as well as the five-year objectives in the Consolidated Plan.



**Table 1: FY 2008-09 Objectives and Outcomes**

<b>Objective Number</b>	<b>Objective/Outcome</b>	<b>Source of Funds</b>	<b>Performance Indicators* (HUD Objectives/ Outcomes)</b>	<b>Fiscal Year Project was Initiated</b>	<b>Expected Outcome</b>	<b>Actual Outcome</b>	<b>Completion Date</b>	<b>Percent Completed</b>	<b>Five Year Goal</b>
<b>Homeless Strategy</b>									
HS-1	Fund transfer of a youth shelter for the continued provision of temporary housing and support services to homeless and runaway youth.	CDBG	SLE/AA	2007-08	40 homeless youth/20 Mountain View homeless youth	23 Mountain View youth out of a total 37 youth served.	January 2009	100%	Participate in at least one regional project to benefit homeless persons.
HS-1	Fund the Community Technology Alliance to continue its operation of the Homeless Management Information System (HMIS) for improve data collection provision of coordinated, streamlined services to the homeless.	CDBG	SLE/AA	2008-09	226 homeless persons served	277 homeless persons served	June 2009	110%	Participate in at least one regional project to benefit homeless persons.
HS-2	Continue to fund or support programs that provide short-term shelter to persons who are homeless or at risk of homelessness.	CDBG	SLE/AA	2008-09	Provide shelter to 108 Mountain View homeless persons.	EHC provided shelter to 60 homeless Mountain View residents.	June 2009	68%	Provide shelter to 70 Mountain View homeless persons

Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
HS-3	Continue to fund case management services for the homeless through the Alpha Omega Program.	CDBG	SLE/AA	2008-09	105 Mountain View homeless persons (including the chronically homeless) to be provided new access to case management services  2 of these individuals to move to transitional or other stable housing.	396 clients served; 24 found jobs and 27 accessed permanent housing	June 2009	100%	Assist 10 homeless individuals in accessing transitional housing
HS-4	Continue to support operation of the Graduate House Program, Mountain View's six-bed transitional house serving up to six homeless persons and families. Indicators:		AA	2006-07	5 Mountain View homeless persons to be provided new access to transitional housing; one homeless person to successfully complete the transitional housing program and move to permanent housing.	8 homeless persons accessed the transitional housing units, 2 of which moved into permanent housing.	June 2009	100%	Assist 5 homeless individuals to move to permanent housing.
HS-5	Complete rehabilitation of the Graduate House Program that offers up to 24 months of transitional housing to homeless persons and families Mountain View's transitional housing	CDBG	DH/AA	2006-07	Rehabilitation completed in December 2006. 5 homeless persons to be provided transitional housing.	Rehabilitation completed in January 2007. 5 persons provided transitional housing	January 2007	100%	Complete rehabilitation of the graduate House.

Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
<b>Special Needs</b>									
HS-1	Support emergency assistance programs that protect people from becoming homeless by funding the Community Services Agency Emergency Assistance Program to help prevent people from becoming homeless.	CDBG	SL/AA	2008-09	4,822 Mountain View residents to be served	4,273 Mountain View residents served	June 2009	90%	Assist 3,500 Mountain View residents annually with emergency assistance to prevent homelessness
HS-2	Fund Community Services Agency that provides emergency rental assistance and utility payments to low income households	Local Housing Funds	DH/S	2008-09	15 Mountain View households to be provided new access to emergency rental assistance	19 Mountain View households were given new access to emergency rental assistance.	2008-09	207%	Participate in regional efforts to develop an emergency rent/utility payment program and assistance with security deposits. Establish a program to provide services countywide.

Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
HS-3	Fund a Home Repair and Home Access Program to assist low income and disabled persons to continue to live in their homes by performing minor repairs and making accessibility modifications to their units.	CDBG Funds	SLE/AA	2008-09	15 units to participate in the program	54 units participated in the program: 45 ownership units and 9 rental units	June 2009	273%	15 homes annually to be made suitable and accessible so the residents can continue to live in the home.
HS-4	Develop new rental units that primarily serve disabled persons at New Central Park Apartments	CDBG/ HOME/ Local Housing Set-Aside Funds	DH/AFF	2006-07	Construction of 39 handicap-accessible units at New Central Park Apartments	39 handicap-accessible units at New Central Park Apartments	November 2008	80%	50 new housing units for special needs groups in an effort to reduce the housing cost burden for special needs groups.
HS-5	Fund a Regional Domestic Violence Shelter and Transitional Home	CDBG Funds	SLE/AFF	2008-09	Acquisition of a minimum four-unit complex accommodate 16 victims of domestic violence	Four-unit facility acquired in Cupertino jointly funded by five cities. Renovation underway.	December 2008	95%	Three special needs facilities.

Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
<b>Housing Strategies - Rental</b>									
HS-1	Complete Construction of a 120-unit efficiency studio development for very low income 1- and 2-person households.	CDBG, HOME, & Local Housing Set-Aside Funds	DH/AFF	2005-06	118 efficiency studio units and 2 manager units	118 efficiency studio units and 2 manager units	June 2006.	100%	120-unit efficiency studio development for very low income 1- and 2-person households.
HS-2	Complete Rehabilitation of the Sierra Vista I Apartments to preserve and maintain 20 affordable units.	CDBG	DH/AFF	2006-07	20 units to be rehabilitated	20 rehabilitated affordable rental units.	January 2007	100%	20 rehabilitated affordable rental units.
HS-3	Develop 150 affordable family rental units for very low income households	CDBG	DH/AFF	2008-09	Funding for ground lease acquisition so that the City's developer partner can complete construction of 34-40 affordable family rental units	City selected a developer partner and is in the process of initiating the CEQA and NEPA (environmental) reviews	<i>June 2010 anticipated for completion of the CEQA and NEPA environmental reviews and the Ground Lease Acquisition</i>  <i>December 2013 anticipated for the construction of the units.</i>	20%-Acquisition  0% Construction of Units	Development of 150 new family rental units

Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
HS-4	Develop new rental units that primarily serve disabled persons at New Central Park Apartments	CDBG/ HOME/ Local Housing Set-Aside Funds	DH/AFF	2006-07	Construction of 104 new senior units at New Central Park Apartments	104 new senior units at New Central Park Apartments	November 2008	100%	100 new senior units
HS-5	Explore opportunities to work with property owners and/or non-profit developers to create at least 50 affordable housing units.				No objective was identified for FY 2008-09.				50 rental units, pending location of a suitable property
HS-6	Spend at least half of the City's CDBG and HOME grants to provide housing for lower income households, homeless persons and other households with special needs.	CDBG and HOME	Not Applicable	2008-09	All housing and shelter projects that requested funding for FY 2008-09 were funded.  2008-09: \$210,000 CDBG \$0 HOME funds requested		July 2009	100%	\$2.9 Million to be allocated to affordable housing projects over the next five years.

Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
HS-7	Fund and support regional approaches to provide special needs rental and transitional housing for persons with physical or mental disabilities, victims of domestic violence, and the homeless.	CDBG/ HOME/ Local Housing Set-Aside Funds	DH/AFF	2006-07	Construction of 39 handicap-accessible units at New Central Park Apartments	39 handicap-accessible units at New Central Park Apartments	November 2008	100%	50 housing units
<b>Housing Strategies – Ownership</b>									
HS-1	Fund a Home Repair and Home Access Program to assist low income and disabled persons to continue to live in their homes by performing minor repairs and making accessibility modifications to their units.	CDBG Funds	SLE/AA	2008-09	15 units to participate in the program	54 total units; 48 ownership and 6 rental units participated in the program	June 2009	100%	15 homes annually to be made suitable and accessible so the residents can continue to live in the home

Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
HS-2	Continue distribution of information regarding the Mortgage Credit Certificate Program and any other programs that become available for first time homebuyers.	CDBG/ HOME	SLE	2008-09	One low income household was assisted. Continued to distribute brochures developed in 2008-09 to areas with concentrations of minority households.		June 2009	100%	10 new Low and Moderate income households to become first time homebuyers with the additional goal of assisting 3 minority households
HS-3	Continue working with Habitat for Humanity on the potential of developing a sweat equity ownership project in Mountain View that would create 15 low and very low income households.	CDBG/ HOME	DH	2006-07	Continue working with Habitat for Humanity to locate a potential sweat equity ownership project in Mountain View	Progress has been suspended in identifying a potential site due to unforeseen economic circumstances.	June 2009	0%	5 new low income households (25% minority households) to become first time homebuyers, if an appropriate program be developed. Additional goal of assisting 1 minority households.



Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
HS-4	Explore options for developing and implementing a first time homebuyer program for low income households.	Local Housing Set-Aside Funds	DH	2008-09	Develop administrative guidelines for a pilot City employee program that could be expanded citywide.	Preparation of administrative guidelines is underway.	January 2010	75%	5 new low income households (25% minority households) to become first time homebuyers, if an appropriate program be developed. An additional goal of assisting 1 minority households.
Community Development Objectives – Public Infrastructure and Public Service Facilities									
CD-1	Make streets, sidewalks and City facilities accessible per the requirements of the Americans with Disabilities Act (ADA).		SLE/AA	2005-06	No objectives identified for FY 2008-09.				Complete at least two projects involving removal of barriers, if funding is available after housing goals have been addressed.

Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
CD-2	Make parks accessible and in compliance with ADA standards and add improvements such as restrooms.	CDBG	SLE/AA	2006-07	Complete playground ADA renovations and upgrades for Castro, Whisman and Rengstorff parks within the City.	Renovations and Upgrades completed.  Project experienced delay due to an extensive neighborhood input process to determine the Design and type of renovations and equipment. Final contingencies were removed.	January 2009	100%	Complete at least two park projects in lower income neighborhoods or involving accessibility improvements.
CD-3	Provide funding for a variety of public services to assist low income persons with basic needs.	CDBG	SLE/AA	2005-06	7,000 low-income persons to be assisted	7,270 low income persons assisted	June 2009	104%	10,000 Mountain View residents to be provided new access to case management and other basic public services.

Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
CD-4	Distribute information about available programs and services at two neighborhood meetings and use the City’s Outreach Workers to distribute information to non-English speaking persons.	CDBG	SLE/AA	2005-06	1) Distribute at least 100 Housing Handbooks;  2) Use City Outreach Program to reach Limited-English speakers; and  3) Distribute information about available programs at two neighborhood meetings.	All activities completed	June 2009	100%	Carry out two targeted outreach activities each year.
Economic Development Strategies									
ED-1	Explore possibility of establishing job training or individual deposit account programs for low income residents.	CDBG	EO/AA	2005-06	No outcome identified for FY 2008-09.				
Fair Housing Strategies									
FS-1	Continue to provide funding for fair housing in 2008-09 5 Year Goal	CDBG and City’s General Funds	DH&AA	2008-09	Investigate 8 fair housing cases and carry out 4 outreach activities.	22 Fair housing discrimination cases investigated	June 2009	275%	40 housing discrimination outreach activities

Objective Number	Objective/Outcome	Source of Funds	Performance Indicators* (HUD Objectives/ Outcomes)	Fiscal Year Project was Initiated	Expected Outcome	Actual Outcome	Completion Date	Percent Completed	Five Year Goal
									cases to be investigated carried out  25 outreach activities to be carried out
FS-2	Continue to participate in an on-going Countywide Fair Housing Task Force	CDBG and City's General Funds	DH&AA	2008-09	Attend and participate in Taskforce meetings and activities	The City contracts its Fair Housing services through Project Sentinel	June 2009	100%	Continue to participate in regional fair housing activities.
FS-3	Systematically test 2 properties For possible evidence of housing discrimination	CDBG and City's General Funds	DH&AA	2008-09	Project Sentinel to carry out testing of 2 properties	Project Sentinel performed audits (tests) for two properties in Mountain View	June 2009	100%	Carry out testing of 10 properties
FS-4	Expand public outreach efforts	CDBG and City's General Funds	DH&AA	2008-09	Sponsor 1 tenants rights workshop	Project Sentinel, on behalf of the City of Mountain View sponsored a tenant-landlord workshop and a fair housing symposium	September 2008 and April 2009	100%	Perform 10 new outreach activities

### III. AFFIRMATIVELY FURTHERING FAIR HOUSING

During Fiscal Year 2008-09, the City allocated \$21,667 in CDBG and General Fund support for fair housing services. The City also allocated an additional \$88,540 in General Fund support to Project Sentinel to administer a tenant/landlord information/referral and mediation program. Staff at the tenant/landlord program is familiar with fair housing law and refer cases that may potentially involve violations of fair housing law to the fair housing provider.

During Fiscal Year 2008-09, 22 housing discrimination cases were investigated, 2 of which included monitoring/auditing of properties. There were also 11 consultations provided by Project Sentinel (City's fair housing agency). Handicap/disability made up the vast majority (13 total) of the cases. In addition, there were 4 familial status/children cases, 1 sexual orientation cases, and 4 race cases.

Over the past three years the cities of Mountain View, Palo Alto, Sunnyvale, and Gilroy have been working together on a joint contract for services with Project Sentinel, the fair housing agency the three cities selected through a joint Request for Proposals (RFP) process. Having one fair housing provider for four jurisdictions reduces duplication of services and overhead expenses so that more of the funds can be shifted to service delivery. This collaboration has worked very well and is likely to continue for the next funding cycle.

In addition to investigating cases and providing consultations and audits, a number of outreach and educational activities were also carried out by Project Sentinel during Fiscal Year 2008 to increase community awareness of fair housing. These activities are listed in attached Exhibit A and included a fair housing symposium held in Sunnyvale attended by over 200 people.

#### Affirmative Outreach

During Fiscal Year 2008, the City of Mountain View continued to perform affirmative outreach to people with disabilities, non-English speaking persons, and racial and ethnic minorities as described below.

- The City has an established Community Outreach Program, which uses staff and volunteers to go out into the community to inform non-English speaking residents and inform resident on available services. Outreach Workers are fluent in Spanish, Mandarin and Russian, the three primarily non-English languages in Mountain View. The Outreach Workers (1) provide non-English speaking residents with information about programs, meetings and other community events/activities; (2) provide assistance in completing applications for subsidized

housing and community programs; (3) provide translation services in the community as needed; and (4) make presentations and distribute brochures at churches, apartment complexes and other locations where non-English speaking persons can be found.

- The City's Human Relations Commission (HRC) held monthly evening meetings at City Hall and other locations in the community. Translation services were provided at a number of the meetings where non-English speaking persons were expected to attend. The HRC continued to be available to hear any public concerns/comments, especially issues regarding language or access barriers, and is always very interested in how the City can encourage participation by underrepresented groups. The HRC conducts extensive outreach in order to encourage participation at its meetings by underrepresented groups. The HRC has also been providing annual input to the City Council regarding community trends and needs, as part of the annual Action Plan process and makes funding recommendations to the City Council.
- The City Council Neighborhoods Committee, a subcommittee of the City Council, held three neighborhood meetings during the year. An accessible site in each of the neighborhoods was used to hold the meetings, in order to make it easier for the public to attend. Notices were mailed to all property owners and yard signs were posted in the neighborhood advertising the meeting, in order to reach all neighborhood residents. The City's Outreach Workers attended the meetings and provided translation services as needed and information about the City's programs and services in a variety of different languages.
- Public hearing notices included a TDD phone number and also an e-mail address for people to use in addition to the regular phone number and a street address, so people could contact the City by whatever means they prefer.
- Special accommodations were made available upon request for disabled residents to attend or participate in meetings (such as sign language interpreters) were provided upon request. The public hearing notices stated that individuals should contact the City if any special accommodations were needed.
- Public meetings were held at City hall, which is accessible to persons with disabilities. The meetings were held in the evenings, so that persons could attend after work hours. The meetings were also televised on the local cable channel, so that persons could view them from home.
- Notices regarding meetings were mailed to a mailing list of about 80 nonprofit organizations and advocacy groups so that they could inform their clients.

- Copies of CDBG/HOME reports, policies, plans and other documents were provided to the public free of charge and were also available in electronic format that can be converted to Braille by visually impaired individuals.
- Subrecipient and City brochures regarding subsidized housing and public services were provided in English and Spanish and the more widely used brochures are also available in Mandarin and Russian.

#### **IV. AFFORDABLE HOUSING**

##### **a. Evaluation of Progress in Meeting Housing Objectives**

Table 1, “FY 2008-09 Objectives and Outcomes”, lists the affordable housing goals and the progress in meeting the goals.

In Fiscal Year 2008-09, the City made substantial progress toward developing the Evelyn Avenue/Franklin Street Downtown Family Rental Project. The City selected a developer partner. Negotiations to acquire a ground lease are underway. In fiscal year 2008-2009, the City will initiate CEQA and NEPA environmental reviews. This project is expected to be completed in 2013 and will result in a minimum of 35 family rental units with the potential for 45-50 units.

Other key projects that used City assistance and were completed or show continued progress are listed as follows:

- New construction of 104 affordable senior units at the New Central Park Apartments located at 90 Sierra Vista Avenue;
- Rehabilitation of 20 affordable units at the Sierra Vista I family apartments located 1901 Hackett Avenue;
- Rehabilitation of a facility serving blind and visually impaired persons in Santa Clara County;
- Acquisition and rehabilitation of a regional youth shelter in San Jose;
- Transfer of a youth shelter for continued operations at 509 View Street in Mountain View; and
- Acquisition of a regional shelter and transitional home for victims of domestic violence.

In 2006, the City partnered with Habitat for Humanity to search for a site , which will result in the development of 15-20 ownership units for very low income families. This project is anticipated to be completed within the next 3 years.

Since 2006, the City had partnered with Habitat for Humanity to search for a site suitable to accommodate 15-20 ownership units. A site was identified in 2007, and Habitat for Humanity purchased an option to being evaluation and assessment of the site. The City obtained an appraisal of the land. The option expired and, due to economic reasons, Habitat for Humanity has suspended its search for an alternative site. If Habitat for Humanity resumes its efforts the City will offer assistance in addition to pursuing other partnerships and opportunities to develop housing affordable to lower income households.

**b. Number of Renter/Owner Households Assisted**

The 2005-2010 Consolidated Plan identifies the housing needs of very low income renter households as the highest priority need. In response, the City allocated funding for the construction of 104 rental units for very low income seniors at New Central Park Apartments and the rehabilitation of 20 affordable family rental units at Sierra Vista I will, respectively, provide and maintain rental units affordable to very low income households. In addition, the Evelyn Avenue/Franklin Street Downtown Family Rental project will also be providing affordable rental housing for approximately 40-50 very low income households.

Low-income owner households are identified in the Consolidated Plan as having fewer housing needs than renters. The City's available funds have therefore been focused on addressing the needs of low and very low income renter households. In an effort to also assist existing low-income homeowners to continue living in their homes, the City funded a Minor Home Repair and Home Access Program. Through the Program, 54 low income ownership households were assisted in making minor home repairs. In addition, 1 low income Mortgage Credit Certificate holder was able to purchase a home in Mountain View.

**c. Efforts to Address "Worst-Case" Needs**

The City's worst-case need was identified in the 2005-10 Consolidated Plan as the lack of affordable housing for very low-income renter households. The City is making significant progress in addressing the housing needs of very low income renters. The City funded the development of 118 affordable studio units for very low income households earning 45% or less of the median income through the San Antonio Place Project. The New Central Park Apartments Project resulted in 104 new affordable rental units for very low income seniors and the new Downtown Family Rental Project is expected to provide approximately 40-50 rental units affordable for very low income families. The Downtown Family Rental Project is expected for occupancy in 2013.



**d. Efforts to Address the Needs of Persons with Disabilities**

- The Minor Home Repair and Home Access Program assisted 9 households by constructing accessibility modifications in their units.
- Approximately 800 seniors were assisted in continuing to live independently through the provision of a number of public services.
- 39 units at the New Central Park Apartments were designed for seniors with disabilities.

**V. CONTINUUM OF CARE NARRATIVE**

**a. Actions to Address the Needs of Homeless Persons**

- The Clara Mateo Shelter provided shelter and support services to homeless Mountain View residents. This shelter is located in Menlo Park and addresses the shelter needs of persons who cannot go to the Emergency Housing Consortium's Reception Center in San Jose or who have special needs (1,152 shelter days provided to Mountain View homeless persons).
- EHC Lifebuilders provided 1,486 shelter days to 60 Mountain View homeless persons at their Reception Center in San Jose and other locations that provide support services in addition to shelter for homeless persons throughout the County.
- The Community Services Agency continued to provide case management to Mountain View homeless persons through the Alpha Omega program. A total of 396 homeless and persons at-risk of homelessness were assisted with counseling, employment and life skills training, and referrals through this program.

**b. Actions to Address the Supportive Housing Needs of Non-Homeless**

In Fiscal Year 2008-09, \$149,225 in CDBG and \$176,124 in General Fund support were allocated to a variety of public services to address the needs of low-income persons. Services provided included free food, clothing, medical care, legal assistance, and rental assistance. The Community Services Agency, in particular, provides a variety of emergency assistance services to homeless persons and those at risk of homelessness. The agency provided services to 4,273 Mountain View persons that were either homeless or at risk of being homeless.

**c. Actions to Develop/Implement a Continuum of Care Strategy**

The City of Mountain View continued to participate in the Santa Clara County Collaborative on Housing and Homeless Issues. The Collaborative is comprised of local jurisdictions, shelter providers, service providers, housing advocates and non-profit housing developers. This group serves as an effective forum for attracting additional funding sources and creating affordable housing for homeless persons and those at risk of homelessness.

Mountain View provided funding to EHC Lifebuilder's Reception Center Shelter and other countywide shelters to serve Mountain View's homeless population. The Community Services Agency's Alpha Omega Program provides case management to Mountain View's homeless persons and assists them in locating short term shelter and support services. Once in a shelter program, homeless persons can access employment and transitional and permanent housing opportunities. InnVision - The Way Home owns and operates a transitional home in Mountain View where homeless persons can live, once they have a job and can pay a minimal rent. Tenants can stay in the transitional home up to 24 months in order to stabilize in their jobs, build a savings account and find permanent housing. Tenants are given on-going case management and support to progress to self sufficiency and permanent housing. In addition, 10 of the units at the new efficiency studios development (San Antonio Place) are McKinney-Veto Act units targeted to homeless persons. These units are a critical source of permanent housing for homeless persons. The programs and projects referenced comprise the City's local Continuum of Care for homeless persons.

**d. Actions to Prevent Homelessness**

- \$48,576 allocated to public service programs that provide food, clothing, counseling, rental assistance and other services to persons at risk of homelessness. 4,273 persons were assisted with rental assistance and other services and necessities to prevent homelessness.
- Construction of San Antonio Place, which was completed in April 2006, resulted in 118 efficiency studio units affordable to very low-income persons (15-45% of median income) and primarily serves persons at risk of homelessness.
- In April 2008 the City Council allocated \$36,000 in local housing funds for emergency rent assistance, in order to prevent persons from losing their homes due to an emergency situation. This funding is allocated to the Community Services Agency annually as an additional resource to help prevent homelessness.

**e. Actions to Assist Homeless Persons Transitioning to Self-Sufficiency**

- The transitional house at 813 Alice Avenue provides transitional housing for up to five individuals plus a resident manager. This property was rehabilitated in order to extend its useful life and provide a quality living environment for five tenants.
- The City continued to fund the Community Services Agency Emergency Assistance Program, which assists persons in obtaining food, shelter, transportation, and other necessities. \$48,576 was allocated for this program and 4,273 persons were served.
- The MayView Community Health Center continued to provide health care services to low income uninsured or underinsured persons (2,266 Mountain View persons served). The City allocated \$43,249 for this program (\$36,500 in local funds and \$6,749 in CDBG funds).
- The Alpha Omega Program continued to operate and provided case management to homeless persons to assist them in transitioning to self-sufficiency (396 homeless and persons at-risk of homelessness served, 24 found jobs and 27 accessed permanent housing).
- The 118 new efficiency studios at San Antonio Place are an important housing resource for persons transitioning to permanent housing, due to their affordability to persons earning as little as 15% of the median income. 10 units are specifically designated for homeless persons. San Antonio Place also provides full time case management services on site and a variety of other support services to assist persons in making the transition back to independent living.

**VI. OTHER ACTIONS**

**a. Actions to Address Obstacles in Meeting Underserved Needs**

As in past years, the most significant obstacle to addressing the underserved needs for Fiscal Year 2008 was the lack of sufficient funds to carry out all the necessary projects, especially public services. The City supplements its CDBG and HOME funds with approximately \$6.5 million in local Below Market Rate (BMR) Housing Program and Revitalization District Housing Set-Aside funds. These funds have been of great help in assisting the City to address underserved needs, especially in light of the on-going reductions to the City's federal CDBG funds. Unfortunately, these local funds cannot be used for homeless programs or other non-housing public services such as health care or provision of food. By increasing or maintaining CDBG funding levels to the City, HUD will greatly assist the City in sustaining its public services, which are so critical in serving the most vulnerable citizens.

**b. Actions to Foster and Maintain Affordable Housing**

- The City continued to monitor and inspect the City's subsidized housing developments in order to maintain the affordability and quality of the housing stock.
- The City supports InnVision's Graduate House, a 6-bedroom transitional home serving homeless persons and funded the rehabilitation of the Sierra Vista I family apartments (20 units), to maintain these affordable properties.
- The City funded a home repair program for low income households, in order to assist them in maintaining their homes in good condition and allow seniors and disabled persons to continue living independently (54 units participated in the program, including 9 units that were modified for accessibility to disabled owners and tenants).
- The City is using its local affordable housing funds in order to increase the supply of affordable housing in the community and to supplement declining CDBG and HOME funding.

**c. Actions to Eliminate Barriers to Affordable Housing**

A key factor already in developing affordable housing is the lack of available funding for projects. To address this factor, the City adopted a Below Market Rate Housing ordinance and a Housing Impact Fee ordinance that requires developers to build affordable units as part of their market rate developments or pay a fee for units that are not provided. The City also authorized the issuance of \$6 million of debt for affordable housing using future housing set-aside revenues. The ordinances and funding are in addition to the CDBG and HOME funds the City loans to developers for affordable housing projects.

Another barrier to developing affordable housing has been the lack of available vacant land. Mountain View is considered a built out City. Vacant land is scarce and usually confined to a few small parcels or areas. Development opportunities typically involve redevelopment and reuse of land with existing uses. To help overcome this barrier, the City Council approved the abandonment and sale of a cul de sac area to the a non-profit housing developer that resulted in the New Central Park Apartments project, a 104 unit development serving low income senior households. The City Council has also agreed to use an under-utilized City-owned property in the downtown area for affordable housing, instead of selling the property for market rate housing.

Fear and misunderstanding regarding affordable housing pose yet another barrier to its development. Many people believe affordable housing will result in crime and lead to lower property values and an overall deterioration of a neighborhood. In order to alleviate these fears when proposing affordable housing projects, the City conducts extensive outreach to neighborhoods and communities where affordable housing projects are planned. The outreach helps to prevent incorrect information about affordable housing preventing unnecessary fears among residents. This community outreach process was used for San Antonio Place, the New Central Park Apartments and many other affordable housing projects over the years and has been very successful at addressing community concerns and building support for the projects. The City is currently undertaking similar efforts for the Downtown Family Rental Project.

**d. Actions to Overcome Gaps in Institutional Structures**

To improve intergovernmental cooperation, the City of Mountain View continues to participate with the other local jurisdictions in sharing information and resources. Collaborative efforts include regular quarterly meetings among the entitlement jurisdictions, joint city Request for Proposals and project review committees, and coordination on project management for projects funded by multiple jurisdictions. These interactions among agencies result in shared information and resources and reduced project management costs and duplication of work.

Many CDBG and HOME funded projects entail multiple funding sources. In order to accommodate the various requirements of other funding sources, the City maintains flexibility in the provision of its funds to complement other sources. In this manner, projects are not hindered by conflicting funding requirements. Likewise, for projects that are jointly funded by a number of jurisdictions, the City makes efforts to consolidate the contractual requirements and make them consistent to reduce the burden of non-profit agencies having to comply with numerous, different and possibly conflicting contract requirements.

**e. Actions to Improve Public Housing and Resident Initiatives**

There are no public housing units in the City of Mountain View.

**f. Actions to Reduce Lead Based Paint Hazards**

As required by federal regulations, the City has a Lead Based Paint Management Plan and carries out projects according to the Lead Based Paint Management Plan. The City will continue to require testing and hazard reduction in properties that are rehabilitated using CDBG or HOME funds. The City will also continue to provide information on lead based paint hazards.

The New Central Park Apartments consists of new construction and no lead based paint is being used. The Sobrato House Youth Shelter consisted of a building that was gutted, relocated and substantially renovated so that it complied with codes for new construction. Four new transitional units and five affordable housing units were also constructed on the site. No lead based paint was used during rehabilitation of the relocated building or construction of the transitional and affordable units.

For the rehabilitation work at the Sierra Vista I family apartments, HUD staff conducted a lead based paint inspection and provided the City with a copy of the report showing that no lead paint was found. The tenants are routinely provided the lead based paint informational brochure as part of their lease agreement.

The rehabilitation work at the transitional house at 813 Alice (InnVision's Graduate House) is exempt from the lead paint rules because the property is treated as a single room occupancy project (rental of individual rooms in a residential building) since tenants only rent a room in the house. The tenants have all been provided the lead based paint informational brochure.

**g. Actions to Ensure Compliance with Comprehensive Planning Requirements**

The City continued active monitoring of all subrecipients and projects to ensure compliance with the Program and comprehensive planning requirements. Monitoring involved review of quarterly invoices, project budget and supporting financial records as well as client reports and review of agency audit reports. Annual on-site monitoring of subrecipients was also carried out per the City's Monitoring plan and involved a review of client files, financial records, policies and procedures as well as compliance with all applicable federal requirements.

**h. Actions to Reduce the Number of Persons Living Below the Poverty Level**

The City took steps to address the needs of households living below the poverty level. The San Antonio Place Project yielded 118 units affordable to very low income one- and two-person households, 10 of which are reserved for homeless persons. The project was targeted to households whose incomes are too low to qualify for even traditional affordable housing, and a significant percentage of these persons are living below the poverty level. San Antonio Place also provides on-site case management and other support services as well as a computer center and weekly educational workshops to further help the tenants advance and build skills. By accessing affordable housing and case management services, these households will have a safe, habitable place to reside while attaining employment and life skills that will assist in lifting them out of poverty.

The City of Mountain View also continued its participation in the NOVA employment program, which provides job training, and employment programs for low-income persons. During Fiscal Year 2008-09, there were 231 Mountain View residents enrolled in the program. Of the 231 participants that completed the program, 37 (16%) found employment by the time they left the program at an average wage of \$27.00 per hour. Over 600 Mountain View residents were registered for jobs through the center.

The City continued to fund the Community Services Agency Emergency Assistance Program, which provides a variety of services, including rental assistance, food, clothing and job search to help prevent at-risk households from becoming homeless and to provide them with basic necessities which they can't afford due to their limited income (4,273 households assisted).

Due to the high cost of housing in this area, efforts have been concentrated on providing and maintaining the affordable housing of low income households, in order to prevent them from becoming homeless. Once a household has affordable housing, they are more capable of focusing on obtaining job skills and securing employment opportunities. During Fiscal Year 2008, the City Council committed \$36,000 of local BMR funds for emergency rental assistance in an effort to help prevent at risk households from losing their housing. This additional funding combined with current efforts will greatly assist households living below the poverty level and help keep them from losing their housing due to an unanticipated life event such as an illness.

#### **i. Geographic Distribution of Investments**

The City of Mountain View used funds from its CDBG and HOME programs to implement the activities detailed in the 2008 Action Plan. The stated activities were performed throughout the City; there was no geographic concentration of resources.

Regionally, the City funded the acquisition of a domestic violence shelter and transitional home. In the past three years, the City has also funded acquisition and rehabilitation of the Sobrato House, a homeless youth shelter in San Jose and rehabilitation of the Santa Clara Valley Blind Center, a facility serving blind and visually impaired persons in Santa Clara County.

### **VII. LEVERAGING RESOURCES/MATCHING FUNDS**

All of the CDBG- and HOME-funded 2008-09 projects and activities involved the leveraging of other funding sources to some extent, either with funds from other jurisdictions, local funds, and/or funds from the project proponents.

## **VIII. CITIZEN COMMENTS**

N/A

## **IX. PUBLIC PARTICIPATION REQUIREMENTS**

A draft CAPER was made available for public review for a 24-day period (September 4, 2009 through September 28, 2009). An advertisement was placed in the San Jose Post Record, a newspaper of general circulation, advertising the availability of the CAPER. Copies of the CAPER report were made available to the public free of charge and were also posted on the City's web site. The public could either come to the Community Development Department during normal business hours to pick up a copy of the report or they could call or e-mail the City and have the report mailed or e-mailed to them. Notices were sent to persons and groups on the City's CDBG interest list, announcing the availability of the CAPER. A TDD phone number was available for hearing impaired individuals to use. Two citizen comments were received-refer to Section III above and Exhibit B.

## **X. SELF EVALUATION**

This is the third year report regarding the City's performance in meeting its five-year Consolidated Plan goals. As described in Table 1, the City is making strides in achieving its goals. The rehabilitation work at the Sierra Vista I Apartments (20 affordable family apartments), which has been delayed for a number of years, was finally completed in December 2007. The rehabilitation of the transitional house at 813 Alice, another project which had been behind schedule, was completed in January 2007. Construction of 104 affordable senior units was completed at New Central Park Apartments in November 2008. Funding has been consistently allocated to the City's Minor Home Repair and Home Access Program where low income homeowners and tenants can obtain small-scale repairs and accessibility modifications. Regionally, the City funded the acquisitions of a youth shelter and domestic violence shelter/transitional home in December 2008 and January 2009, respectively.

In 2008, the City began its partnership with a developer to complete the Downtown Family Rental Project, which will produce 40-50 units affordable to very low income households. In addition, work was completed for the renovation of five playgrounds in order to make them accessible and a number of public services were funded and provided to Mountain View residents in order to prevent homelessness and assist low income households and seniors with basic needs. All of the homeless goals have been consistently met over the past three fiscal years of the five-year Consolidated Plan.



## **Assessment of 3-5 Year Goals**

The City has made substantial progress in achieving the goals and objectives stated in the 2005-2010 Consolidated Plan. The projects that were previously delayed have now been completed. In April 2006 San Antonio Place opened, providing 118 efficiency studios for persons earning 15 – 45% of the median income and, by September 2006, it was at full occupancy. In November 2008, construction started on the New Central Park Apartments, which will provide 104 new apartments for very low income seniors. In addition, ADA-renovations to Castro, Whisman, and Rengstorff Parks were completed during Fiscal Year 2008-09. Also during Fiscal Year 2008-09, the City contributed funding toward the transfer of the Quetzal House Youth Shelter in Mountain View from one non-profit agency to another for continued operations. A variety of public services were funded and carried out to assist the homeless, persons at risk of homelessness, seniors and low income households.

## **XI. CDBG PROGRAM SPECIFIC NARRATIVES**

### **a. Assessment of Use of CDBG Funds to Consolidated Plan Goals**

The City's highest priority need in the Consolidated Plan has been to increase the affordable housing stock for very low-income renter households. Over half of the City's CDBG funds available within a fiscal year have been applied toward this goal whenever possible. For Fiscal Year 2008, all the housing projects requesting CDBG funding were awarded funding. A total of \$1,152,789 in CDBG funds has to date been awarded to the New Central Park Apartments project, which provides 104 new affordable rental units for seniors, including 39 units for disabled persons.

In addition to increasing the affordable housing stock, the City also used CDBG funds to preserve the existing affordable housing stock through the rehabilitation of the transitional house at 813 Alice Avenue and the rehabilitation of the Sierra Vista I Apartments. The City funded two youth shelters, the Sobrato Youth Shelter in San Jose and the Quetzal House Youth Shelter in Mountain View. The Sobrato shelter offers eight shelter beds, a service center, four transitional units and five affordable permanent housing units. The Quetzal House shelter provides eight beds and has on-site counseling and referral facilities. CDBG funds were also used to provide a variety of public services, and to fund community development projects such as the renovation of three playgrounds in order to make them accessible.

**b. Use of CDBG Funds to Benefit Low/Moderate Income Persons**

All available CDBG funds (100%) have been used to carry out activities benefiting low and moderate-income persons. The playground renovation projects were funded under the presumed benefit category, since the accessibility improvements will benefit handicapped persons. The Quetzal House Youth Shelter and regional domestic violence shelter also serve populations presumed by HUD standards to be low-income.

**c. Changes in Program Objectives**

There have been no changes to program objectives.

**d. Efforts at Carrying out Action Plan Activities**

The City has aggressively pursued all the available resources noted in the action plan, included leveraging CDBG and HOME funds with the City's own Below Market Rate Housing Funds and Housing Set Aside Funds. All resources have been used to meet the low/mod limited clientele national objective or presumed benefit activities such as the Sobrato Youth Shelter and playground renovation project.

The City has provided all requested certifications of consistency and all the requests were consistent with the goals in the City's Consolidated Plan. All certification requests were reviewed in a fair and impartial manner. The City in no way hindered the implementation of the goals in its Consolidated Plan.

**e. Acquisition, Rehabilitation or Demolition of Occupied Real Property**

No activities were carried out in Fiscal Year 2008, which involved acquisition of occupied real property or demolition of occupied real property.

The HOME funds used to date have benefited 1 and 2 person households, family households, seniors, developmentally disabled persons and victims of domestic violence.